

JUDGE HOLWELL

08 CIV 7261

UNITED STATES DISTRICT COURT  
SOUTHERN DISTRICT OF NEW YORK

-----X  
CORBIS CORPORATION,  
a Nevada corporation,

Plaintiff,

v.

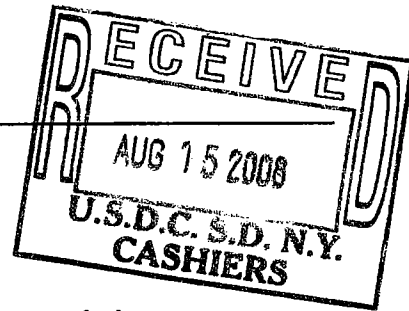
ANDREA BUNIS MANAGEMENT, INC.,  
a New York domestic  
business corporation,

Defendant.  
-----X

No. 08 Civ.

ECF CASE

Jury Trial Demanded



**COMPLAINT**

Plaintiff Corbis Corporation, through its attorneys, complaining of Defendant Andrea Bunis Management, Inc., alleges as follows:

1. This is a civil action seeking damages for copyright infringement and violations of the Digital Millennium Copyright Act ("DMCA"). As explained below, Defendant has made widespread and repeated use without permission of images owned or controlled by Plaintiff, contrary to the copyright laws.

**JURISDICTION AND VENUE**

2. Jurisdiction. This Court has subject matter jurisdiction over this action pursuant to 28 U.S.C., Sections 1331 and 1338(a), as this action involves claims brought under federal law, the Copyright Act of 1976, 17 U.S.C. §§ 101 *et seq.* This Court has personal jurisdiction over Defendant because the Defendant resides and transacts business in this State and because Defendant's (or its agents') access to and use

of Plaintiff's website constitutes agreement to the jurisdiction of this Court under the applicable terms and conditions.

3. Venue. Venue in this Court is proper pursuant to 28 U.S.C. Sections 1391(b) and 1400(a) because, the Defendant resides and may be found in this District and because Defendant's access to and use of Plaintiff's website constitutes agreement to venue in this Court under the applicable terms and conditions.

#### **THE PARTIES**

4. Plaintiff Corbis Corporation ("Corbis") is a Nevada corporation, with its principal place of business at 902 Broadway, New York, New York 10010.

5. Upon information and belief, Defendant Andrea Bunis Management, Inc. ("Andrea Bunis Management") is a domestic business corporation organized under the laws of the State of New York, with its principal places of business at 45 West 45th Street, New York, New York 10036.

#### **BACKGROUND**

6. Corbis is in the business of licensing photographs and fine art images on behalf of itself and the photographers and other licensors it represents. Generally, the images in Corbis' collection were taken by professional photographers who earn most or all of their livelihoods from the licensing fees Corbis is able to obtain for their images. Many of the images in Corbis' collection are produced by well-known photographers, and the collection includes some of the most recognized images in contemporary society.

7. The images in Corbis' collection are the subject of copyright protection under the laws of the United States, and at considerable expense and effort,

Corbis has protected images in its collection by systematically registering the copyrights to the images.

8. Corbis owns and operates a website located at the Internet address [www.corbis.com](http://www.corbis.com). At Corbis' website, professional and consumer users are able to search hundreds of thousands of images from Corbis' collection and then pay to license the images for specific personal or commercial uses. Use of the [www.corbis.com](http://www.corbis.com) site and the images available for license there is governed by terms and conditions that require all disputes to be subject to the jurisdiction of state and federal courts in New York, New York.

9. At all times relevant hereto, Andrea Bunis Management owned and operated a website located at the Internet address [www. andreabunismgmt.com](http://www.andreabunismgmt.com). Upon information and belief, Andrea Bunis Management is New York-based residential real estate management firm serving cooperative and condominium properties in New York City.

10. Upon information and belief, on an as yet unknown date, Andrea Bunis Management or its agent visited Corbis' website, and without authorization, downloaded or copied numerous Corbis images that had previously been registered with the United States Copyright Office. Then Andrea Bunis Management or its agent uploaded these same images to its [www.andreabunismgmt.com](http://www.andreabunismgmt.com) website for display on its website, as part of the marketing and advertising material presented on that site in order to attract business to Andrea Bunis Management. On information and belief, these same images were included on the [www. andreabunismgmt.com](http://www. andreabunismgmt.com) website until at least April 2008, after repeated notice by Corbis to Andrea Bunis Management.

11. Attached hereto as Exhibit A are true and correct copies of each of the Corbis images previously registered with the Copyright Office, with screen shots taken from the [www. andreabunismgmt.com](http://www.andreabunismgmt.com) website depicting these images from Corbis' collection that were used by Andrea Bunis Management without authorization and displayed on its website.

12. At all relevant times hereto, Andrea Bunis Management displayed these copyrighted images on its website without license or other authorization from Corbis.

13. Attached hereto as Exhibit B is a chart identifying the United States Copyright Office registration certificate numbers and registration dates for the Corbis images displayed on Exhibit A, evidencing that Corbis owns or controls the registered copyrights to the images that were displayed on the [www. andreabunismgmt.com](http://www.andreabunismgmt.com) website.

**FIRST CAUSE OF ACTION**  
**COPYRIGHT INFRINGEMENT**

14. Corbis repeats and realleges the allegations of Paragraphs 1 through 13 as if fully set forth herein.

15. Corbis holds valid and exclusive registered copyrights to the images that are the subject of this action and that are evidenced by the copyright registration certificates referenced by Exhibit B.

16. Andrea Bunis Management reproduced, distributed and displayed those images without Corbis' authorization.

17. The actions and conduct by Andrea Bunis Management as described above infringe upon the exclusive rights of Corbis granted by Section 106 of the Copyright

Act, 17 U.S.C. § 106, to display, reproduce, and distribute the registered copyrighted works to the public.

18. Such actions and conduct by Andrea Bunis Management constitute copyright infringement under Section 501 of the Copyright Act, 17 U.S.C. § 501.

19. As a result of the copyright infringement described above, Corbis is entitled to relief including, but not limited to, injunctive relief, actual or statutory damages, statutory costs and attorneys' fees, and prejudgment interest.

**SECOND CAUSE OF ACTION**  
**DMCA VIOLATION**

20. Corbis repeats and realleges the allegations of Paragraphs 1 through 19 as if fully set forth herein.

21. All of the images that are the subject of this lawsuit were displayed on the www.corbis.com website with corresponding copyright management information ("CMI"). Upon information and belief, when Andrea Bunis Management or its agents duplicated and displayed the subject images on its www.andreabunismgmt.com website, it removed the CMI from each of the Corbis images used by Andrea Bunis Management. The removal of the CMI from each of these images in order to induce, enable, facilitate, or conceal Andrea Bunis Management's infringement of those images, as described above, constitutes a violation of the Digital Millenium Copyright Act, 17 U.S.C. § 1202(b).

22. As a result of the conduct described above, Plaintiff is entitled to relief including, but not limited to, injunctive relief, actual or statutory damages, statutory costs and attorneys' fees, and prejudgment interest.

**JURY TRIAL DEMAND**

23. Pursuant to Federal Rule of Civil Procedure 38(b), Plaintiff demands a trial by jury.

**RELIEF REQUESTED**


WHEREFORE, Corbis prays for relief as follows:

1. For an order permanently enjoining Defendant from infringing Corbis' copyrighted images pursuant to Section 502 of the Copyright Act, 17 U.S.C. § 502, and permanently enjoining Defendant from displaying Corbis' copyrighted images pursuant to the DMCA, 17 U.S.C. § 1203(b);
2. For an award of Defendant's profits and for damages in such amount as may be found, or for statutory damages of (a) not less than \$750 or more than \$30,000 per image pursuant to 17 U.S.C. Section 504(c)(1) or, upon a finding of willful infringement pursuant to 17 U.S.C. Section 504(c)(2), up to \$150,000 per image, and (b) not less than \$2,500 or more than \$25,000 per image pursuant to 17 U.S.C. Section 1203(c)(3)(B);
3. For an award of costs, pursuant to 17 U.S.C. Sections 505 and 1203(b)(4);
4. For an award of reasonable attorneys' fees, pursuant to 17 U.S.C. Sections 505 and 1203(b)(5);
5. For an award of prejudgment interest on the amount of any award to Plaintiff; and

6. For such other and further relief as the Court deems just and proper.

Dated: New York, New York  
August 15, 2008

COVINGTON & BURLING LLP

By:   
Ethan Jacobs

The New York Times Building  
620 Eighth Avenue  
New York, New York 10018  
Telephone: (212) 841-1000  
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Attorneys for Plaintiff  
CORBIS CORPORATION

*Of Counsel:*

COVINGTON & BURLING LLP  
Simon J. Frankel  
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Telephone: (415) 591-6000  
Facsimile: (415) 591-6091

# EXHIBIT A



## EXHIBIT A



42-15399926 | © Ingo Boddenberg/zefa/Corbis | RM  
263 x 188 pixels

IMAGE URL <http://www.andreabunismgmt.com/images/com-corb/42-15399926.jpg>

PAGE URL <http://www.andreabunismgmt.com/contact-form.htm>

Andrea Bunis Management, Inc. | Contact Form - Microsoft Internet Explorer

Address <http://www.andreabunismgmt.com/contact-form.htm>

**ANDREA BUNIS**  
MANAGEMENT, INC.  
REAL ESTATE MANAGEMENT

Who We Are | Property Management | Related Services | Client Resource Center | Sales Listings | **Contact Us** | Home

Contact Form

Client Inquiries

Career Opportunities

Client Resource Center Log-in

User Name:   
Password:

**Contact Form**

Andrea Bunis Management invites you to contact us for a more in-depth presentation of our services and expertise, and to explore how we may support your property management goals. Please call us at (212) 302-5544 or use the form below.

You must complete all fields or we will not be able to respond to your inquiry.

Name:

Building Address:

☐ Co-op ☐ Condo

Number of Units:

☐ Doorman

☐ Live-in Super

## EXHIBIT A



42-15400816 | © S. Oskar/zefa/Corbis | RM  
263 x 177 pixels

IMAGE URL <http://www.andreabunismgmt.com/images/com-corb/42-15400816.jpg>

PAGE URL <http://www.andreabunismgmt.com/property-acctg.htm>

Andrea Bunis Management, Inc. | Accounting, Financial Controls and Collections - Microsoft Internet Explorer

Address <http://www.andreabunismgmt.com/property-acctg.htm>

What We Can Do For You

- Property Management
- Communications & Availability
- Emergency Services
- Accounting, Financial Controls & Collections
- Management Transitions

**Accounting, Financial Controls & Collections**

**OUR FINANCIAL EXPERTISE**  
Andrea Bunis Management's accounting procedures provide for separation of duties, supervisory review and approval, and timely reporting that lends itself to our system of strong financial controls. We are sensitive to the requirements of the audit and tax preparation/filing process and regularly work with our client's CPAs, who range in size from single practitioners to Big Four accounting firms.

Financial statements for each month are distributed to the board and the building's accountant on or before the 10th of the following month. We pride ourselves on timely and accurate financial reporting and our ability to knowledgeably discuss our statements with you. Included in our comprehensive monthly statement are the following:

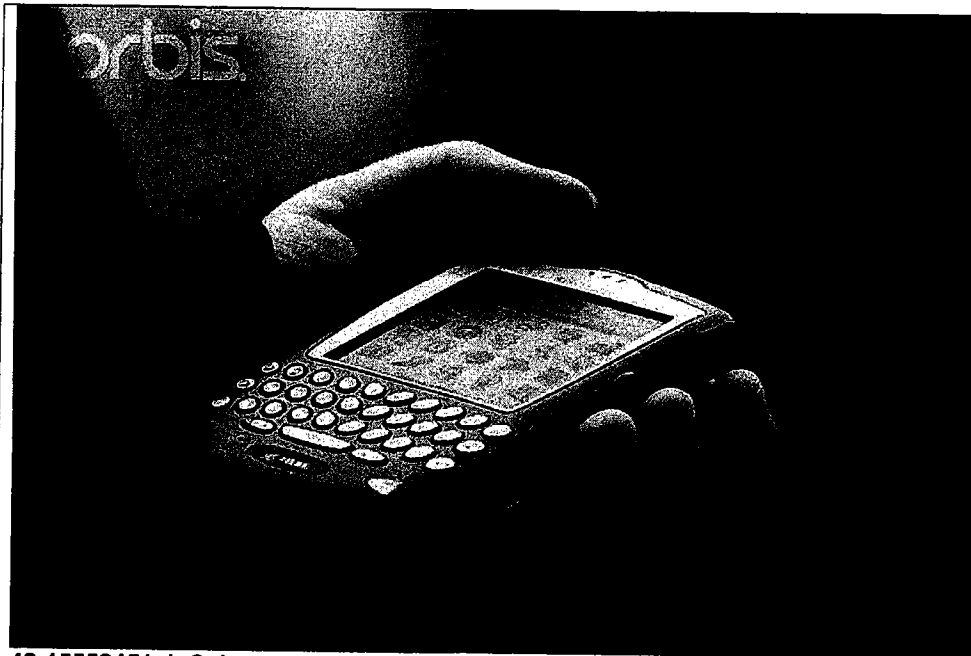
1. All charges billed and collected.
2. Arrears report, which can be generated daily.
3. All checks written for the month.
4. Bank reconciliation.
5. Copies of all paid invoices.
6. Money market/reserve fund account activity (if applicable).
7. Detailed listing of aged open invoices and payment by vendor.
8. Summary statement of all activity.
9. Comprehensive budget analysis.

We have the technological capability to produce and transmit our comprehensive monthly statements to you in PDF electronic format.

**OUR INFORMATION SYSTEM**  
We employ our own in-house online information processing system using industry-standard software that is the basis for the billing and collection of all charges. We use our online computer system to expedite the handling of receivables, payables, collection histories and preparation of financial reports. Our system backs up your files daily to minimize the possibility that any information is ever lost. We also maintain off-site backup of all computer files. Your building's information is real time and always available.

Client Resource Center Log-in  
user name:   
password:  Login

Andrea Bunis Management, Inc.  
45 West 43rd Street

**EXHIBIT A**

42-15552451 | © James Leynse/Corbis | RM  
263 x 175 pixels

**IMAGE URL** <http://www.andreabunismgmt.com/images/com-corb/42-15552451.jpg>

**PAGE URL** <http://www.andreabunismgmt.com/property-comm.htm>

Andrea Bunis Management, Inc. | Communications & Availability / Emergency Services - Microsoft Internet Explorer

Address: <http://www.andreabunismgmt.com/property-comm.htm>

What We Can Do For You

- Property Management
- Communications & Availability
- Emergency Services
- Accounting, Financial Controls & Collections
- Management Transitions

**Communications & Availability**

Our office and account executives are available and on call 24 hours a day, seven days a week. To us, this means overnight and on holidays and weekends. We are available by telephone, pager, voice mail, fax, and e-mail/BlackBerry. Our work day is dictated by the completion of our responsibilities. Any inquiries from board members or residents of your building will be handled as quickly as possible. All phone calls to our office will be returned within the same business day. Our accessibility helps us build a strong relationship with our residents.

In addition to the usual bulletin board notice postings that we prepare, our information systems database provide for instant e-mail notification to alert all residents or a select group of residents regarding any building service situation. Resident contact information is always kept current. We keep residents informed and aware of what is happening in their building.

Our organization emphasizes constant, active and open communication and coordination among all our staff and the residents of your building and with you, the board. We do not allow small issues to become big problems.

**Emergency Services**

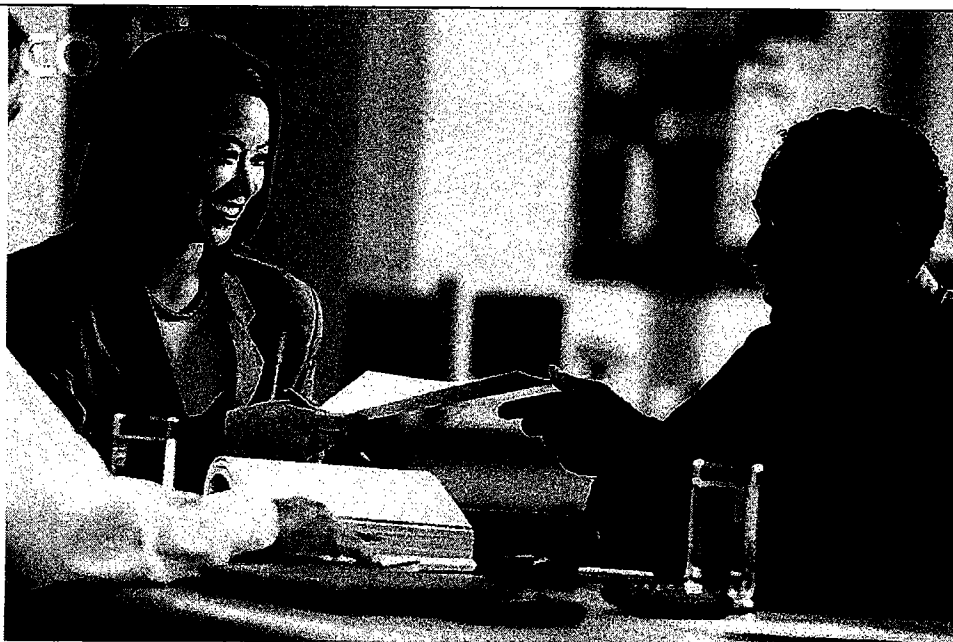
To give timely attention to the emergency needs of our clients, Andrea Bunis Management maintains a 24-hour seven-day-a-week dispatching service at our office. All residents and staff will be provided with a special phone number to report an emergency. Dispatchers can reach our executives, managers, technicians and vendors at all times. All the above services are provided as part of our regular management contract.

Client Resource Center Log-in

user name:   
password:

Andrea Bunis Management, Inc.  
45 West 45th Street  
New York, NY 10036  
Tel. (212) 302-5544

# EXHIBIT A



796-O-049-AD2269 | © Jim Cummins/CORBIS | RM  
263 x 175 pixels

IMAGE URL	<a href="http://www.andreabunismgmt.com/images/com-corb/796-O-049-AD2269.jpg">http://www.andreabunismgmt.com/images/com-corb/796-O-049-AD2269.jpg</a>
PAGE URL	<a href="http://www.andreabunismgmt.com/services-mortgage.htm">http://www.andreabunismgmt.com/services-mortgage.htm</a>

Andrea Bunis Management, Inc. | Mortgage Services - Microsoft Internet Explorer

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Address <http://www.andreabunismgmt.com/services-mortgage.htm> Go Links

## ANDREA BUNIS MANAGEMENT, INC.

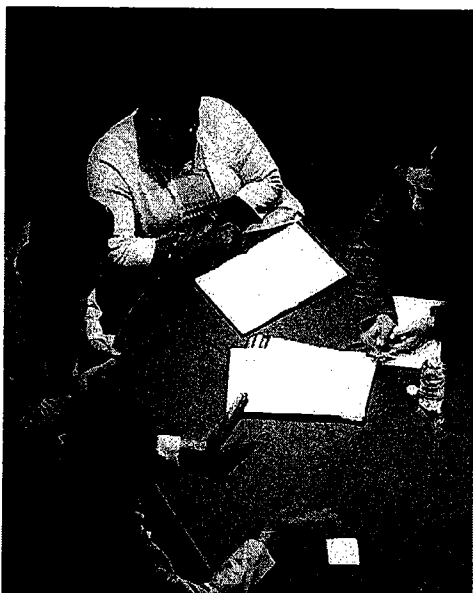
REAL ESTATE MANAGEMENT

- Brokerage
- Project Management
- Mortgage Services

- Who We Are
- Property Management
- Related Services
- Client Resource Center
- Sales Listings
- Contact Us
- Home

### Mortgage Services

Where it makes financial sense (debt service is usually the largest fixed cost for cooperatives) we will identify the most advantageous terms in the refinancing of your property's underlying mortgage. There is a separate fee for this service depending on the level of our involvement. We have performed numerous refinancings with such financial institutions as National Cooperative Bank, HSBC, Independence Savings and North Fork Bank among others.

**EXHIBIT A**

AX030415 | © Left Lane Productions/CORBIS | RM  
263 x 280 pixels

IMAGE URL <http://www.andreabunismgmt.com/images/com-corb/AX030415.jpg>

PAGE URL <http://www.andreabunismgmt.com/property-transitions.htm>

Andrea Bunis Management, Inc. | Management Transitions - Microsoft Internet Explorer

Address: <http://www.andreabunismgmt.com/property-transitions.htm>

Accounting, Financial Controls & Collections

Management Transitions

our all-inclusive 160-point checklist to identify the status and requirements of every important item from individual tenant files to building mortgage files, tax payments, service contracts, and building-code compliance matters.

We will work very closely with you, your building staff and your third-party professionals (e.g., CPA, attorney, engineer) to develop our new relationship and invest the time required to get immediately up to speed to ensure a smooth transition.

Andrea Bunis Management invites you to contact us for a more in-depth presentation of our services and expertise, and to explore how we may support your property management goals. Please call us at (212) 302-5544 or simply click on Contact Us today.

Client Resource Center Log in

user name:

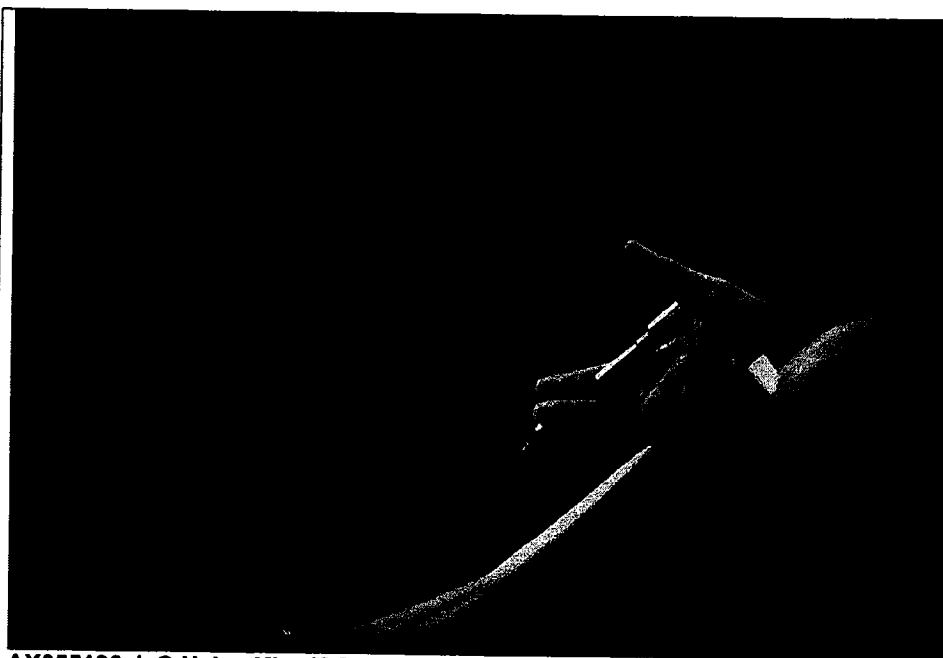
password:  Login

Andrea Bunis Management, Inc.  
45 West 45th Street  
New York, NY 10036  
Tel. (212) 302-5544  
Fax (212) 302-6941  
[info@andreabunismgmt.com](mailto:info@andreabunismgmt.com)

Internet



## EXHIBIT A



AX055186 | © Helen King/CORBIS | RM  
263 x 180 pixels

IMAGE URL <http://www.andreabunismgmt.com/images/com-corb/AX055186.jpg>  
PAGE URL <http://www.andreabunismgmt.com/property-prop.htm>

Andrea Bunis Management, Inc. | Property Management - Microsoft Internet Explorer

Address: <http://www.andreabunismgmt.com/property-prop.htm>

What We Can Do For You

- Property Management
- Communications & Availability
- Emergency Services
- Accounting, Financial Controls & Collections
- Management Transitions

**Property Management**

**HOW WE WORK**  
Andrea Bunis Management has been providing the highest level of property management services for more than 20 years. From the head office to managers in the field, we have a long-standing reputation for delivering hands-on service and expert guidance.

The key to our success is that we pay close attention to the details, which include:

**YOUR ACCOUNT EXECUTIVE**  
Our experienced, capable managing agents are the first level in our delivery of service excellence. Based on the unique characteristics of your residence — and with the approval of your board — we will match a seasoned and dedicated executive to your property's particular needs. Your account executive will expertly coordinate every aspect of your property management, directing our experienced service team and interfacing with your board, residents, building superintendent, site staff and vendors.

Your account executive will be supported by a team of company resources and expertise including administrative assistants, bookkeepers, controller, technical service staff and senior management. Each of our executives is responsible for a limited number of buildings.

Your account executive attends your board and annual meetings, handles all management-related inquiries and contracts, coordinates resident communications, oversees staff and vendor performance, reports to your board on building conditions and resident issues, and works closely with your superintendent as well as your legal counsel and accountant.

**FREQUENT BUILDING INSPECTIONS**  
Our frequent building inspections - scheduled and unscheduled - by your account executive and our technical services staff are designed to identify and address mechanical, operational and maintenance quality concerns.

**CLOSE SUPERVISION OF YOUR BUILDING STAFF**  
Our close supervision of your building staff encompasses preparing, enforcing and tracking work schedules, monitoring performance, overseeing disciplinary action, and even arranging for salary direct deposit to eliminate the inconvenience of cashing paychecks. We

Client Resource Center Log-in  
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password:

**EXHIBIT A**

CRBR003500 | © Helen King/CORBIS | RM  
263 x 230 pixels

<b>IMAGE URL</b>	<a href="http://www.andreabunismgmt.com/images/com-corb/CRBR003500.jpg">http://www.andreabunismgmt.com/images/com-corb/CRBR003500.jpg</a>
<b>PAGE URL</b>	<a href="http://www.andreabunismgmt.com/who-about.htm">http://www.andreabunismgmt.com/who-about.htm</a>

Andrea Bunis Management, Inc. | Who We Are - Microsoft Internet Explorer

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About the Firm

Executive Personnel

Client Resource Center Log-in

User name:

Password:  Login

Andrea Bunis Management, Inc.  
45 West 45th Street  
New York, NY 10036  
Tel. (212) 302-5544  
Fax (212) 302-6341

**Who We Are**

Andrea Bunis Management is proud to be respected as a leading residential real estate management firm serving cooperative and condominium properties in New York City. Our full service firm focuses on expert property management. We concentrate all our resources on what we do best: managing your property. We care passionately about the buildings we manage, which is the special ingredient that sets us apart. Our attentive, responsive, ethical and dedicated professional staff and the intense effort they give to your property are the keys to that special ingredient. We understand the importance of professionalism.

Our only interest is in the physical and financial well-being of your property. In that pursuit, very few companies can equal the quality service Andrea Bunis Management provides.

**About the Firm**

At present, our firm has 28 professional staff members who service our management portfolio of over 65 mid-rise, high-rise and luxury residential tower properties, with over 5,800 residential units in aggregate.

Our properties span the Upper East and West Sides, including West End Avenue and Museum Mile, as well as Turtle Bay, Washington Square/Greenwich Village, Chelsea, Clinton, Soho, Battery Park, Hudson/Washington Heights, Harlem, Hamilton Heights, Forest Hills in Queens, Staten Island, Brooklyn and the Bronx.

We manage a range of construction styles from prewar to new high-rise condominiums, townhouses and loft buildings in Manhattan, luxury residences in the outer boroughs including Forest Hills and the largest waterfront high-rise condominium developments in Staten Island and Brooklyn.

## EXHIBIT A



O-044-0002 | © Peter Beck/CORBIS | RM

263 x 174 pixels

IMAGE URL <http://www.andreabunismgmt.com/images/com-corb/O-044-0002.jpg>PAGE URL <http://www.andreabunismgmt.com/services-project.htm>

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**ANDREA BUNIS**  
MANAGEMENT, INC.  
REAL ESTATE MANAGEMENT

Who We Are Property Management **Related Services** Client Resource Center Sales Listings Contact Us Home

Brokerage  
Project Management  
Mortgage Services

**Project Management**

Our Project Management Division has successfully managed over \$80 million of major capital improvement projects, from facade and exterior renovation to construction and installation of building amenities. Our service offerings include Project Analysis and Recommendations, Bidding and Contract Negotiations, Project Supervision and Resident Relations, all designed to ensure on-time, on-budget delivery of the contracted work. We have no direct affiliation with any architect, engineering, or construction company. Our fee for this service is usually less than the expense of hiring an outside construction management company.

We perform this function for major projects at the senior management level.

We consider it our responsibility to bring our concerns to the board proactively; to assist the board in obtaining the best expertise available; to critique advice based on our business experience; to coordinate the preparation of bid documents and solicitation of bids; to negotiate the best business terms and, with the assistance of counsel, the best contract from a list of prescreened qualified bidders; to attend periodic progress meetings as the building's representative; to carefully confirm the work of the outside engineer and consultant with respect to monitoring progress payments; and to insure that all punch list items are identified and addressed prior to final payment.

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password:  Login

Internet



## EXHIBIT A



O-049-0454 | © Jean Miele/CORBIS | RM  
263 x 176 pixels

**IMAGE URL** <http://www.andreabunismgmt.com/images/com-corb/O-049-0454.jpg>

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Andrea Bunis Management, Inc. | Career Opportunities - Microsoft Internet Explorer

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Address <http://www.andreabunismgmt.com/contact-employment.htm> Go

**Contact Form**

**Client Inquiries**

**Career Opportunities**

**Career Opportunities: Apply Online**

Andrea Bunis Management is a leading New York residential property management firm that provides a wide range of services to a substantial and diversified client base that includes cooperatives, condominiums, financial institutions and high net-worth individuals.

Founded in 1985 it is one of the most stable and prominent residential property management firms in New York. The firm is headquartered in midtown near Grand Central.

Our assets are our people and reputation. We make a concerted effort to identify and recruit the very best person for every job. We select our people one by one. In a service business, we know that without the best people, we cannot be the best firm.

In our client-focused environment, you should enjoy problem solving, communicate clearly and persuasively, have relationship management skills and be comfortable working with numbers. You must be a dedicated professional who believes in teamwork. You will be expected to help us consistently deliver high quality advice and service time and again.

We are currently accepting applications for an experienced (bachelors degree in business with a minimum 7 years in New York City Class A high-rise buildings) account executive and administrative assistant and invite you to send your résumé to human resources for consideration. Sending in your résumé is your first step toward a career with Andrea Bunis Management. The more we know about you, the better we can match you with a suitable career opportunity. Before you begin your application, be sure to read our website, which offers insight into our firm and areas of business. Thank you for your interest in Andrea Bunis Management.

**Client Resource Center Log-in**

User name:

Password:  Login

Andrea Bunis Management, Inc.  
45 West 45th Street  
New York, NY 10036  
Tel. (212) 302-5544  
Fax (212) 302-6341  
[hr@andreabunismgmt.com](mailto:hr@andreabunismgmt.com)

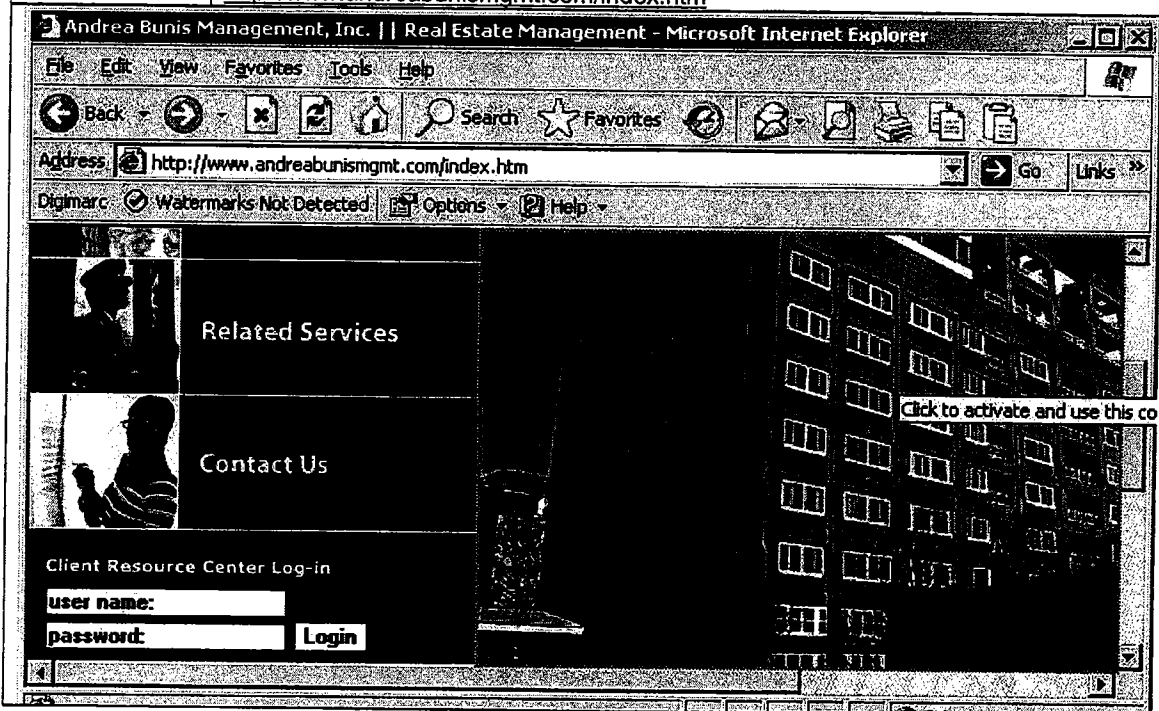
## EXHIBIT A




CBR003090 | © Tom Grill/Corbis | RF  
263 x 80 Pixels

IMAGE URL [http://www.andreabunismgmt.com/images/b\\_contactus\\_f2.gif](http://www.andreabunismgmt.com/images/b_contactus_f2.gif)

PAGE URL <http://www.andreabunismgmt.com/index.htm>



## EXHIBIT A



42-15517897 | © ImageShop/Corbis | RF  
263 x 176 Pixels

IMAGE URL	<a href="http://www.andreabunismgmt.com/images/com-corb/BW0018-063.jpg">http://www.andreabunismgmt.com/images/com-corb/BW0018-063.jpg</a>
PAGE URL	<a href="http://www.andreabunismgmt.com/property-what.htm">http://www.andreabunismgmt.com/property-what.htm</a>

Andrea Bunis Management, Inc. | What We Can Do For You - Microsoft Internet Explorer

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Communications & Availability

Emergency Services

Accounting, Financial Controls & Collections

Management Transitions



Client Resource Center Log-in

user name:

password:  Login


Andrea Bunis Management, Inc.  
45 West 45th Street  
New York, NY 10036  
Tel: (212) 200-5544

question, or delivering your finances on time every month - we understand your needs.

With a two-decade track record and over 65 buildings on our current client roster, we are an experienced, established company with a core philosophy that each building we manage deserves to be treated as a unique entity, never just a number. The length of our workday is dictated by the completion of responsibilities to our clients, not the hands on the clock. This dedication and commitment can make a world of difference in your residents' quality of life and return on investment, your board's ability to govern prudently, your staff's efficiency and job satisfaction.

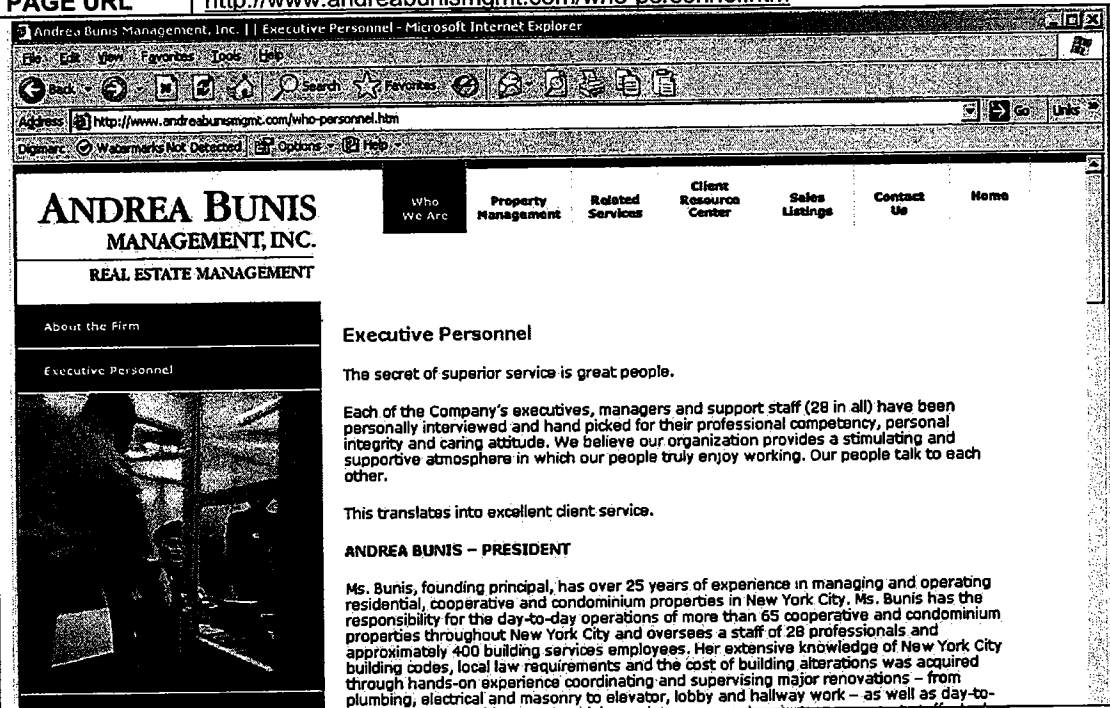
Try us and experience firsthand the superior service that has earned Andrea Bunis Management a prestigious place among New York City's most respected property management firms.

## EXHIBIT A



**CB102484 | © Lawrence Manning/Corbis | RF**  
263 x 263 pixels

<b>IMAGE URL</b>	<a href="http://www.andreabunismgmt.com/images/com-corb/CB102484.jpg">http://www.andreabunismgmt.com/images/com-corb/CB102484.jpg</a>
<b>PAGE URL</b>	<a href="http://www.andreabunismgmt.com/who-personnel.htm">http://www.andreabunismgmt.com/who-personnel.htm</a>



**ANDREA BUNIS**  
MANAGEMENT, INC.  
REAL ESTATE MANAGEMENT

**Executive Personnel**

The secret of superior service is great people.

Each of the Company's executives, managers and support staff (28 in all) have been personally interviewed and hand picked for their professional competency, personal integrity and caring attitude. We believe our organization provides a stimulating and supportive atmosphere in which our people truly enjoy working. Our people talk to each other.

This translates into excellent client service.

**ANDREA BUNIS - PRESIDENT**

Ms. Bunis, founding principal, has over 25 years of experience in managing and operating residential, cooperative and condominium properties in New York City. Ms. Bunis has the responsibility for the day-to-day operations of more than 65 cooperative and condominium properties throughout New York City and oversees a staff of 28 professionals and approximately 400 building services employees. Her extensive knowledge of New York City building codes, local law requirements and the cost of building alterations was acquired through hands-on experience coordinating and supervising major renovations - from plumbing, electrical and masonry to elevator, lobby and hallway work - as well as day-to-

# EXHIBIT B

**Exhibit B**

<b>ImageID</b>	<b>Status</b>	<b>Copyright Date</b>	<b>Certificate</b>
42-15399926	Registered	8/22/2005	VA 1-318-690
42-15400816	Registered	8/22/2005	VA 1-318-690
42-15552451	Registered	10/25/2005	VA 1-338-772
796-O-049-AD2269	Registered	12/3/2002	VA 1-181-996
AX030415	Registered	3/19/2001	VA 1-113-639
AX055186	Registered	8/15/2002	VA 1-154-033
CRBR003500	Registered	4/16/2004	VA 1-240-099
O-044-0002	Registered	8/15/2002	VA 1-145-485
O-049-0454	Registered	8/15/2002	VA 1-145-485
CBR003090	Registered	2/25/05	VA 1-325-075
42-15517897	Registered	10/5/2005	VA 1 324-0082
CB102484	Registered	1/23/2002	VAu 562-912